

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**SEPTEMBER 6, 2001**

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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## COMMISSIONERS

**CRAIG GALATI, CHAIRMAN**

**RICHARD W. TRUESDELL, VICE CHAIRMAN**

**MICHAEL BUCKLEY**

**STEVEN EVANS**

**BYRON GOYNES**

**LAURA McSWAIN**

**STEPHEN QUINN**

**ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE**

**COMMISSIONERS BRIEFING:** 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

**CALL TO ORDER:** 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

**ROLL CALL:**

**ANNOUNCEMENT:** Satisfaction of Open Meeting Law Requirements

**NOTICE:** This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway

Senior Citizen Center, 450 East Bonanza Road

Clark County Courthouse, 200 East Carson Avenue

Court Clerk's Office Bulletin Board, City Hall Plaza

City Hall Plaza, Special Outside Posting Bulletin Board

**MINUTES:** Approval of the minutes of the **August 9, 2001** Planning Commission Meeting

**ACTIONS:** ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED

8/28/01 1:38 PM

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DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

#### PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.

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8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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#### **A. CONSENT ITEMS:**

**CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.**

- A-1. ABEYANCE - TM-0006-01 - AMERICAN CITY VISTA - SANDRA NORRIS 1990 LIVING TRUST** - Request for a Tentative Map for 409 lots on approximately 32 Acres adjacent to the northwest corner of Washington Avenue and Robin Street (APN: 139-29-612-002), C-PB (Planned Business Park) Zone, [PROPOSED: R-3 (Medium Density Residential)], Ward 5 (Weekly). Note: The applicant has requested that this item be WITHDRAWN WITHOUT PREJUDICE.
- A-2. TM-0030-01 - LAULE BECKER II AND ERNIE BECKER** - Request for a Tentative Map for 1 lot on 4.8 Acres located adjacent to the northeast corner of Decatur Boulevard and Alta Drive (APN's 139-31-202-001 through 007), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).
- A-3. TM-0040-00(1) - MONUMENT @ LONE MOUNTAIN UNIT 8 - STANPARK CONSTRUCTION COMPANY** - Request for an Extension of Time of an Approved Tentative Map for 31 lots on 5.44 Acres adjacent to the northwest corner of Stange Avenue and Cliff Shadows Parkway (APN: 137-01-201-019), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
- A-4. A-0062-01(A) - JAVED AND KAHRA BUTTAR, ET AL ON BEHALF OF KB HOME NEVADA, INC.** - Petition to Annex for property generally located adjacent to the southwest corner of Buffalo Drive and Alexander Road, APN's: 138-09-501-006 and 007 and 017, containing approximately 6 Acres of land, Ward 4 (Brown).

#### **B. PUBLIC HEARING ITEMS:**

- B-1. ABEYANCE - RENOTIFICATION - Z-0033-01 - PARDEE CONSTRUCTION COMPANY NEVADA** - Request for a Rezoning FROM: U (Undeveloped) [L (Low Density Residential) General Plan Designation] TO: R-PD5 (Residential Planned Development – 5 Units per Acre) on approximately 10 Acres on the southwest corner of Farm Road and Teepee Lane (APN'S: 125-18-701-004, 009 through 011), PROPOSED USE: Single Family Residential, Ward 6 (Mack).

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- B-2.**     **ABEYANCE - RENOTIFICATION - V-0005-01 - SANDRA NORRIS 1990 LIVING TRUST ON BEHALF OF AMERICAN CITY VISTA** - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 296,208 SQUARE FEET (6.8 ACRES) IS THE MINIMUM REQUIRED on approximately 32 Acres located on the northwest corner of Washington Avenue and Robin Street (APN: 139-29-612-002), CPB (Planned Business Park) Zone, PROPOSED: R-3 (Medium Density Residential), Ward 5 (Weekly). Note: The applicant has requested that this item be WITHDRAWN WITHOUT PREJUDICE.
- B-3.**     **ABEYANCE - RENOTIFICATION - Z-0001-01(1) - SANDRA NORRIS 1990 LIVING TRUST ON BEHALF OF AMERICAN CITY VISTA** - Request for a Site Development Plan Review and a Waiver of the Required Perimeter Landscaping FOR A 409 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on approximately 32.5 Acres at the northwest corner of Washington Avenue and Robin Street (APN: 139-29-612-002), CPB (Planned Business Park) Zone, PROPOSED: R-3 (Medium Density Residential), Ward 5 (Weekly). Note: The applicant has requested that this item be WITHDRAWN WITHOUT PREJUDICE.
- B-4.**     **Z-0061-01 - MURI AND ANGELINE MELWANI TRUST ON BEHALF OF RL HOMES** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-1 (Single Family Residential) of 3.65 Acres on the east side of Torrey Pines Drive, between Hammer Lane and Fisher Avenue (APN: 125-35-601-001), PROPOSED USE: 18-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).
- B-5.**     **U-0123-01 - MURI AND ANGELINE MELWANI TRUST ON BEHALF OF RL HOMES** - Request for a Special Use Permit FOR PRIVATE STREETS WITHIN A PROPOSED 18-LOT SUBDIVISION on the east side of Torrey Pines Drive, between Hammer Lane and Fisher Avenue (APN: 125-35-601-001), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential)], Ward 6 Mack).
- B-6.**     **V-0023-89(3) - JAY AND CAROL HARRISON** - Required Two Year Review of an Approved Variance WHICH ALLOWED THE RELOCATION OF AN EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGN 265 FEET AND 110 FEET RESPECTIVELY FROM TWO EXISTING OFF-PREMISE ADVERTISING SIGNS (BOTH ACROSS CHARLESTON BOULEVARD), WHERE A 300 FOOT SEPARATION IS REQUIRED located on the south side of Charleston Boulevard approximately 460 feet east of Lindell Road (APN: 163-01-501-009), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

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- B-7.**     **V-0046-89(3) - BOLOGNESE FAMILY TRUST** - Required Two Year Review of an Approved Variance WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN 140 FEET FROM ANOTHER OFF-PREMISE ADVERTISING SIGN WHERE 300 FEET IS THE MINIMUM SEPARATION ALLOWED on the northwest corner of Sahara Avenue and Valley View Boulevard (APN: 162-06-801-008), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
- B-8.**     **V-0072-88(3) - HORSESHOE CLUB OPERATION COMPANY** - Required Three Year Review of an Approved Variance WHICH ALLOWED A 12 FOOT X 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN TO A HEIGHT OF 50 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED; AND WHICH ALLOWED THE OFF-PREMISE ADVERTISING SIGN 150 FEET FROM AN EXISTING OFF-PREMISE ADVERTISING SIGN WHERE A 300 FOOT MINIMUM SEPARATION DISTANCE IS REQUIRED at 601 North Main Street (APN: 139-27-310-094), M (Industrial) Zone, Ward 5 (Weekly).
- B-9.**     **V-0062-01 - VILLAGE CENTER, INC.** - Request for a Variance TO ALLOW 333 PARKING SPACES WHERE 382 PARKING SPACES ARE THE MINIMUM ALLOWED IN CONJUNCTION WITH A PROPOSED ADDITION TO AN EXISTING SHOPPING CENTER at 1000-1064 North Rancho Drive (APN: 139-29-201-004), C-2 (General Commercial) Zone, Ward 5 (Weekly).
- B-10.**    **SD-0052-01 - VILLAGE CENTER, INC.** - Request for a Site Development Plan Review and a Waiver of all Required Perimeter and Parking Lot Landscaping FOR A PROPOSED 2,400 SQUARE FOOT ADDITION TO AN EXISTING 72,038 SQUARE FOOT SHOPPING CENTER located at 1000 through 1064 North Rancho Drive (APN: 139-29-201-004), C-2 (General Commercial) Zone, Ward 5 (Weekly).
- B-11.**    **V-0064-01 - ASTORIA IRON MOUNTAIN SOUTH, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 1.26 ACRES (54,749 SQUARE FEET) OF OPEN SPACE WHERE 1.8 ACRES (78,408 SQUARE FEET) IS THE MINIMUM REQUIRED FOR A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on the southeast corner of Fort Apache Road and Iron Mountain Road (APN: 125-08-101-001), RE (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).
- B-12.**    **U-0097-00(1) - PARKWAY RETAIL CENTRE, LIMITED LIABILITY COMPANY** - Required One Year Review of an Approved Special Use Permit WHICH ALLOWED THE SALE OF PACKAGED LIQUOR IN CONJUNCTION WITH AN EXISTING GROCERY STORE (TRADER JOE'S) on the southeast corner of Buffalo Drive and Washington Avenue (APN: 138-27-312-006), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).

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- B-13.      U-0121-01 - WEST SAHARA ASSOCIATES ON BEHALF OF PLAY IT AGAIN SPORTS** - Request for a Special Use Permit TO ALLOW SECONDHAND SALES IN CONJUNCTION WITH A SPORTING GOODS BUSINESS (PLAY IT AGAIN SPORTS) located at 6360 West Sahara Avenue (APN's: 163-02-816-001 and 163-02-801-001), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
- B-14.      U-0122-01 - ARTHUR AND KATHY COLE** - Request for a Special Use Permit FOR A PROPOSED CHURCH at 3000 Holly Avenue (APN's: 139-20-301-013 and 014), R-E (Residence Estates) Zone, Ward 5 (Weekly).
- B-15.      SD-0054-01 - CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A RENOVATION AND 54,148 SQUARE FOOT ADDITION TO AN EXISTING COMMUNITY CENTER located on the southeast corner of Lake Mead Boulevard and "J" Street (APN's: 139-21-703-014 and 015) C-V (Civic) Zone, Ward 5 (Weekly).
- B-16.      Z-0167-94(1) - STRATOSPHERE GAMING CORPORATION** - Request for a Site Development Plan Review and a Waiver of The Downtown Centennial Plan Parking Lot Standards FOR A PROPOSED AMUSEMENT/THRILL RIDE located at 2000 and 2035 Las Vegas Boulevard South (APN's: 162-03-401-001, 162-03-301-016, and 162-03-410-001 through 004), C-2 (General Commercial) and R-4 (High Density Residential) Zones under Resolution of Intent to C-2 (General Commercial), Ward 3 (Reese).
- B-17.      Z-0076-98(23) - CENTENNIAL CENTER, LIMITED LIABILITY COMPANY ON BEHALF OF CINGULAR WIRELESS** - Request for a Site Development Plan Review TO ALLOW ANTENNAS TO BE PLACED ON AN EXISTING 75 FOOT TALL PYLON SIGN on the east side of Centennial Center Boulevard, approximately 975 feet southeast of its intersection with Tropical Parkway (APN: 125-28-610-003), TC (Town Center) Zone, Ward 6 (Mack).
- B-18.      Z-0033-01(1) AND Z-0034-01(1) - PARDEE CONSTRUCTION COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 243-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 50.08 Acres on the south side of Farm Road, west of Fort Apache Road (APN's: 125-18-701-004 and 009 through 014; 125-18-702-001 through 003; 125-18-801-006 and 007), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [Proposed R-PD5 (Residential Planned Development - 5 Units Per Acre) ]; and U (Undeveloped) Zone [L-TC (Low Density Residential) General Plan Designation] under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).



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- B-19. Z-0064-00(2) - BRIAN NAAS** - Request for a Review of Condition numbers 2, 3, 4 & 5 of Rezoning case (Z-0064-00) TO ALLOW RELIEF FROM ALL PUBLIC WORKS IMPROVEMENTS located at 1820 Willow Trail (APN: 139-19-704-008), R-1 (Single Family Residential) under Resolution of Intent to C-2 (General Commercial), Ward 5 (Weekly).

**C. NON PUBLIC HEARING ITEMS:**

- C-1. AR-0012-89(3) AND AR-0016-90(3) - GEMINI, INC. ON BEHALF OF THE LADY LUCK HOTEL/CASINO** - Request for a Review of Condition Number 1 of AR-0012-89(3) and AR-0016-90(2) WHICH REQUIRED THE TEMPORARY STRUCTURES TO BE REMOVED BY OCTOBER 21, 2001 located adjacent to the northwest corner of Ogden Avenue and 4th Street, (APN: 139-34-510-030), C-2 (General Commercial) Ward 5 (Weekly).

- C-2. Z-0016-96(4) - HHE, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 48-LOT MULTI-FAMILY RESIDENTIAL SUBDIVISION (TOWNHOMES) on 5.18 Acres, located adjacent to the southwest corner of Jensen Street and Gowan Road, (APN: 138-07-301-006) U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD9 (Residential Planned Development – 9 Units Per Acre), Ward 4 (Brown).

**D. DIRECTOR'S BUSINESS:**

- D-1. TA-0029-01 - CITY OF LAS VEGAS** - Discussion and possible action to amend the City of Las Vegas Zoning Code Title 19A.06.060 Downtown Overlay District to add an overlay district with specific standards for off-premise signs within the block bounded by Ogden Avenue on the north, Las Vegas Boulevard on the east, Fremont Street on the south, and Fourth Street on the west, Ward 5 (Weekly).

**E. CITIZENS PARTICIPATION:**

**ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.**